

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**DECEMBER 17, 2018**  
**NRD-2018-0069**  
**315 E. 6<sup>th</sup> Street**  
**Sixth Street Historic District**

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**PROPOSAL**

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Modify the existing metal framework for a covered rooftop deck,

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**PROJECT SPECIFICATIONS**

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The building has a metal framework that was erected on the building without review by the Historic Landmark Commission over a year ago. The applicant proposes to modify the existing framework by installing a new 42" guardrail at the parapet, and lower the front section of the covered rooftop use to reduce the visual impact of the rooftop use. The main section of the rooftop framework would remain and be covered but at a distance of 16 feet behind the front parapet.

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**STANDARDS FOR REVIEW**

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The Sixth Street Historic District Architectural Design Guidelines state:

- 26. Minimize the visual impact of rooftop uses as seen from the street.
- 27. Set activities back such that they are not visible from the sidewalk below. At a minimum, they should be set back the height of a one-story building. This includes trees, umbrellas, and tables.
- 55. Preserve the historic character of the roof line. Altering an existing historic parapet line is inappropriate.
- 56. Set a new roof terrace back from the building front. This will allow one to continue to perceive the historic character of the cornice line. Roof terrace railings and furniture should be placed well behind the parapet.

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**STAFF COMMENTS**

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The buildings at 315 and 317 E. 6<sup>th</sup> Street were modified years ago, and would not be contributing to the character of the historic district.

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**STAFF RECOMMENDATION**

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Recommend that the applicant continue to consider means of reducing the visual impact of the rooftop use that more fully comply with the architectural design guidelines for the historic district. Staff appreciates that the applicant proposes to reduce the existing impact of the rooftop use, but the project is still not in line with the architectural design guidelines for the district. Setting the rooftop use back a little further would go a long way towards complying with the intent of the guidelines to maximize the articulation of the historic buildings and minimize new construction, but the applicant's proposal is definitely a step in the right direction.






Rooftop structure at the Blind Pig, 315-17 E. 6<sup>th</sup> Street (December, 2018)

## LOCATION MAP



1" = 333'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## NOTIFICATIONS

CASE#: NRD-2018-0069

LOCATION: 315 E 6TH ST

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Re: Blind Pig pub at 317 E. 6th st.

Steve,

Attached are the drawings in PDF format for the proposed remodel of the roof structure at 317 E. 6th st.

Sheet A3 is the actual scope of work. It includes:

1. Cover existing trellis with permanent roof.  
Set back roof 16' off front of building except  
at equipment area which is to be 10' setback.
2. Install lower, NON-occupiable roof structure  
10" A.F.F. to equipment area. Top of lowered  
roof to match "sight-line" of the existing  
parapets at 313 and 311 E. 6th st.
3. Install new guard rails at min 42" height A.F.F.
4. Remove tents and horizontal support structures at front of the building.
5. Alternate 1 - add vertical structure for weather. 16' back from front of building.

The client is willing to do this work if the Commission approves the permit at the next HLC meeting Monday Dec. 17th. If they do not approve this he will withdraw the offer. If you have any questions call me. I will be at the meeting next Monday for questions.

I hope this drawing works for you. It blends much better than what is there.

A handwritten signature in black ink that reads "Steve Simon".

STEVE SIMON, CFM

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